



# Magnolia Ridge



COMMUNITY NEWSLETTER / June 2009

<http://www.magnoliaridge.org>

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## BOARD OF DIRECTORS

- (President: E. Wilder, [president@magnoliaridge.org](mailto:president@magnoliaridge.org))
- (Vice-President: B. Davis, [vicepresident@magnoliaridge.org](mailto:vicepresident@magnoliaridge.org))
- (Treasurer: D. Toskes, [treasurer@magnoliaridge.org](mailto:treasurer@magnoliaridge.org))
- (Secretary: J. Nyman, [secretary@magnoliaridge.org](mailto:secretary@magnoliaridge.org))
- (Director: B. Cordeau, [director@magnoliaridge.org](mailto:director@magnoliaridge.org))

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## NOTES FROM THE LAST HOA MEETING... June 11<sup>th</sup>, 2009

- Treasurer, D. Toskes reported that the association's financial picture continues to be excellent. Our delinquency accounts (dues in arrears) are currently in line with the levels of prior years. For the month of May, major expenditures included payments for our pool management, grounds maintenance and management fees; there were no unusual expenditures for the month.
- Treasurer D. Toskes recommended and the board approved the write off of three delinquent accounts based upon advice from our attorneys and approved court action.
- C. Bender, Pool chairperson, reported that the bike racks have been repainted, Bernard (Director at large) had re-finished the benches at the pool entrance and that all lifeguards and teen assistants had been hired for the pool season. Also, starting next week the pool will be open full time from 11:00 AM to 8:00 PM. C. Bender also indicated that the opening day pool party was a major success with approximately 300 residents and their guests in attendance.
- Treasurer D. Toskes has purchased and installed a new phone for the pool to be used by the lifeguards in case of emergencies.
- Director B. Cordeau agreed to have the sign at the entrance of pool parking lot replaced by our local sign company and he has installed shelves in the pool shed which will hold social committee and other committee supplies.
- Director B. Cordeau will also start work on repairing the tables at the pavilion.
- As previously indicated, our opening pool party was a major success thanks to our Social chairperson Ebony and her committee volunteers. The Social committee is currently planning block parties and a July 4<sup>th</sup> hot dog day at the pool.
- Treasurer D. Toskes indicated that he is near completion of a welcome package that will be given to all new homeowners. He agreed to forward a copy of the package to homeowner Jonathan Deverick for review and comments before completing the package.
- The board considered the wording to be placed on a sign requested by the Neighborhood Watch Committee (Chairperson Robin Milwit) which would explain the rules pertaining to the use of the pavilion playground equipment. Dick agreed to circulate by email the wording requested by Robin for comments and suggestions.
- Several residents in attendance expressed their concern over the appearance of lawns within the community. The board and managing agent explained the procedures that must be

followed in trying to resolve this type of issue with a homeowner. Dave Hering agreed to send a letter to any homeowner who is in violation of our rules and covenants.

- The Board is pleased to announce that the landscaping at our Holliman and Bellamy entrances has been completed by Tilley's and that a dead tree at the pool entrance has also been replaced.
- The Board approved the removal of several dead trees in the common area near Boulware Court that were considered a safety hazard.
- The Board also approved the "Records Retention Policy" as proposed by Community Partners of Virginia, (our management company).

We meet the second Thursday of every month. Residents are strongly encouraged to attend. These meetings are a great place to get up to date on the happenings in the neighborhood and a forum to express any concerns, questions, or compliments. All meetings follow Roberts Rules of Order.

**NEXT MEETING: THURSDAY, July 9th, 2009 at 6:30 p.m. at Springhill Suites, 9701 Brook Road, Richmond, Virginia.**

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**POOL COMMITTEE** (Chair, C. Bender, [pool@magnoliaridge.org](mailto:pool@magnoliaridge.org))

The Pool is now open full time from 11:00 AM to 8:00 PM daily!

➤ Reminders:

- You must show your pool pass each time you visit the pool
- Please make sure you register for your pool passes either on-line or through the mail.
- Keep in mind that homeowners will not receive their pool passes if they are delinquent in the payment of their quarterly dues.
- If you were not issued a pool pass because your account was past due, once you have paid your past due balance, you will need to **re-register** for your pool passes.

If you have any questions, suggestions or complaints, please contact the Pool Committee, at the e-mail address listed above.

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**NEIGHBORHOOD WATCH COMMITTEE** (Chair, R. Milwit, [neighborhoodwatch@magnoliaridge.org](mailto:neighborhoodwatch@magnoliaridge.org))

In order to improve communications and safety within our community, we are attempting to set up a neighborhood watch committee.

As a first step, we need volunteers to serve as "block captains"; if you are interested in being a block captain for your area, please respond back to Robin Milwit at [rmilwit@hotmail.com](mailto:rmilwit@hotmail.com).

Robin will set up a meeting of all block captains to explain our objectives and to solicit your input on how we should proceed.

If you have any questions, suggestions or complaints or are interested in joining the Neighborhood Watch Committee please send an e-mail to [neighborhoodwatch@magnoliaridge.org](mailto:neighborhoodwatch@magnoliaridge.org)

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**SOCIAL COMMITTEE** (Chair, E. Platania-Slattry, [social@magnoliaridge.org](mailto:social@magnoliaridge.org))

. The social committee is currently planning block parties and a July 4<sup>th</sup> hot dog day at the pool.

Please contact Ebony Platania-Slattry at (804) 562-3072 or (901) 218-9818 or via email at [social@magnoliaridge.org](mailto:social@magnoliaridge.org)

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**COMMUNICATIONS COMMITTEE** (Chair, Open, [communications@magnoliaridge.org](mailto:communications@magnoliaridge.org))

Community newsletters are distributed only by e-mail, and are always accessible from our community web site at <http://www.magnoliaridge.org>. Just go to the web site to sign up! Your e-mail address will never be made available to outside parties; it will only be used by the HOA to send you community news.

If you are new to the e-mail newsletter distribution list, look under "Downloads" on the web site for past newsletters and meeting minutes.

CLASSIFIEDS (Residents may post here free through our community web site)

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Announcements

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05/12/09; Free Bluegrass Concert plus free food at Lakeside Baptist Church at 7401 Woodman Road. June 14, 5-7pm.

Anita Akers; [aja4252@verizon.net](mailto:aja4252@verizon.net), 804-553-1087

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Business and Services - General

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07/10/08; Does your mailbox/paperbox need to be repaired or replaced? Call Dale, 553-4620.

Repair Service \$55 Includes painting of existing post, paperbox, and numbers.

Paperbox Replacement Service \$145

Includes painting of existing post and numbers and installation of a new custom built paperbox that will never split, crack, or rot. This custom built paperbox has been approved by Magnolia Ridge Board of Directors.

\*\*Due to fluctuation in material costs; pricing is valid through December 31, 2008.

Dale Leake; [srleake@comcast.net](mailto:srleake@comcast.net), 553-4620

07/26/08; Skin-So-Soft Bug Repellent, Make-up, Skin care, Kids items and so much more! Have you seen an AVON catalog lately? Call or email me today so I can drop one off to you.

With today's gas prices... it's nice to be able to shop from home and have it delivered to you!

Margie Madrigal; [mmsunmoon@aol.com](mailto:mmsunmoon@aol.com), 804-447-3088

08/19/08; WOULD YOU LIKE SOMEONE YOU KNOW TO REPAIR OR REPLACE YOUR WINDSHIELD AT YOUR HOME OR WORK? Here we are: NOVUS AUTO GLASS REPAIR AND REPLACEMENT!!!We are your neighbor here in Magnolia Ridge. We have been operating our glass business here in Richmond and Glen Allen for over 15 years. Novus is a national franchise that we own in this area. Novus invented windshield repair in 1972. We can repair your windshield breaks and when the break is too large, we can replace the windshield. We have been in all insurance computers as a qualified shop for over 15 years. Please call us to talk about your particular windshield break and your vehicle. Call Mike or Carmen @ 261-1193

Mike Dawson; [carmike95@comcast.net](mailto:carmike95@comcast.net), 804-261-1193

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Lawn, Garden Equipment

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05/11/09; ASHLAND ACE HARDWARE/ ASHLAND POWER EQUIPMENT is the place for all your Lawn and Garden needs, including Sales and Service for John Deere, Toro and many popular brands of Mowers and Tractors.

206 S. WASHINGTON HWY (RT.1 next to the Smokey Pig) 804-798-3114  
HERBERT SOUTHALL; herbertsouthall@verizon.net, 804.218.3296

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You have received this newsletter because your e-mail address is in the Magnolia Ridge database. If you no longer wish to receive information from the Magnolia Ridge HOA, click here:

<http://www.magnoliaridge.org/remove.cfm?Email=secretary@magnoliaridge.org>

If the web address above is not a link, cut-and-paste it into a web browser.